

VILLAGE OF FOUNTAINVIEW CONDOMINIUM ASSOCIATION
MONTHLY MEETING AT THE NEWARK SENIOR CENTER
AND VIA ZOOM
SEPTEMBER 11, 2024

President Carrie Bolen called the meeting to order at 6:31 pm.

ROLL CALL: Mary Ellen Fish, Linda Malm, Carrie Bolen, Kathleen Phillips, Paula Kelly, Bill Anderson, Lisa Bolin (FSR); Audience: 23

ANNOUNCEMENTS

VALVE ASSESSMENT PROJECT: Kathleen Phillips said the 1000 and 2000 shut-off valves have been evaluated. They can be shut off in 1000, but replacements will be needed to shut off the water in 2000. The project is ready to be scheduled with the water shut-offs to occur from Tuesday through Thursday from 10 am to 4pm. With this schedule, the plumbers can do eight to ten units a day starting in Bldg. 1000. Each unit owner will be responsible for the \$387.11 to put a shut-off valve in their unit. The valves in Bldg. 3000 were put in by ServPro, but they were installed in a hallway soffit. That will require a ladder and screwdriver to shut those off – not a practical solution for an immediate shut off. It is recommended that everyone in 3000 spend the \$387.11 and get their valve replaced in their condo. When there is a problem, they can shut the water off immediately. The old meters will be taken out. Yuval suggested looking into smart meters. Carrie said this is an owner's expense so if residents want to pay someone else, they can. But it must be coordinated with the water shut off times. If you have a water heater in front of the valve, then it must be removed. That charge is \$765. If the water heater sits in front of the valve, the plumber should say they will assess the situation first before starting the work. The plumbers will have City permits. The dates still are undecided.

MOTION: Kathleen Phillips made the motion to approve the valve replacements in Buildings 1000 and 2000 by Mr. Rooter Plumbing for \$2,578.89. Mary Ellen Fish seconded the motion. All approved. The motion passed.

FLU SHOTS: Carrie thanked Pat Hagan for organizing the flu shots; about 40 residents participated.

TRASH REMOVAL BLDG. 3000: Carrie said the City has arranged extra pick ups for trash this Thursday and then Monday and Wednesday of next week.

SERVPRO UPDATE: Carrie reported that Erik wants everyone to know that they are not ignoring resident's concerns about missing or broken items. Everyone should keep track of these items and a complete list should be compiled before they deal with it.

TREASURER'S REPORT: Cam Vu read the report.

MOTION: Kathleen Phillips made the motion to accept the Treasurer's Report. Mary Ellen Fish seconded it. All approved. The motion passed. The report will be posted on the website and on the bulletin boards.

OLD BUSINESS

REMAINING DRYER VENT ISSUES: Carrie said the 3000 vents were cleaned by ServPro as a courtesy, but they did not test the fans. It is Kathleen's suggestion that Prism return, test the fans to see

if they are working and have them repaired if needed. In some 3000 units, there is no tubing connected to the motor that triggers the fan to the dryer. In the previous dryer vent cleaning, some had to have the tubing replaced or put in. In other cases when the tubing was replaced, the fan still didn't work. Then an electrician was called as it was an electrical problem. The tubing will cost \$45 to replace. The electrician will cost about \$150 to repair it.

Prism will come out and check the fans to see if they are working. If a tube is missing, it will be replaced and rechecked. If it still is not working, then call DelCollo Electric to test the fan. If ServPro removed the tubing, then ask them to put it back. If they replace it, and it is still not working, then it is an electrical problem.

SPRINKLER REPLACEMENT: As of Friday, September 13th, Bill Anderson will have met three times with the sprinkler engineer. We are trying to accelerate the schedule to get this project done. The engineer is trying to create a blue print to replace the system. Roger Boyce who spoke to the Community has volunteered to help the hired engineer. That gives us two Delaware-licensed engineers. Twenty-five thousand dollars has been spent up to now; there is no estimate yet on how much it will cost for each building.

DRYER VENTS: Unresolved dryer vent issues remain in 1000 and 2000. The four units in Bldg. 1000 are 109, 112, 208, and 308. In Bldg. 2000, the units are 105, 113, 115, 204, 209, 210, 302, 305, 307, 311, 313, 315, 405, and 415.

NEW BUSINESS

DELAWARE ELEVATOR REPAIR

Mary Ellen Fish said Delaware Elevator came out to inspect the elevator in 3000 and discovered that the emergency elevator phone line was not working. The repair will cost \$1067.00.

MOTION: Kathleen Phillips made the motion to accept the proposal from Delaware Elevator for \$1067.00 to repair the emergency elevator phone in 3000. Mary Ellen Fish seconded it. All approved. The motion passed.

REPAIR OF DECK AT 28 FOUNTIANVIEW

Kathleen Phillips said a deck joist needs replacement at the above address.

MOTION: Kathleen Phillips made the motion to repair the deck joist at 28 Fountainview Dr. for \$248.00. Mary Ellen Fish seconded it. All approved. The motion passed.

RENEWAL OF POOL CONTRACT AND WINTERIZATION

Bill Anderson said he received a lot of positive feedback on the pool maintenance this year. This Sunday is the last day that the pool will remain open. In another week, it will be sealed. The pool committee has received a new contract offer for the maintenance next year. The summer maintenance will cost \$13,545.00, and the winter maintenance will cost \$754.00 for a total of \$14,299.00

MOTION: Bill Anderson made the motion that we have American Pools conduct the pool maintenance for 2025 for \$14,299.00. Linda Malm seconded it. All approved. The motion passed.

BLDG. 3000, UNIT 312/MESSINA DOOR REPLACEMENT

Carrie said this condo resident wants to replace her patio door at her own expense. It matches the current specifications.

MOTION: Mary Ellen Fish made the motion to accept the door replacement for Unit 312, Bldg. 3000. Kathleen Phillips seconded it. All approved. The motion passed.

PREMIER'S CONTRACT FOR LAWN CARE AND SNOW REMOVAL

Linda Malm said the contract is essentially the same as last year. There was no increase for landscaping. However, the snow plowing went down \$130.00 while the shoveling went up \$100.00.

MOTION: Linda Malm made the motion to renew Premier's contract for lawn care and snow removal

DISCUSSION: It was asked if they would be trimming the evergreens. Lisa said this should be done twice a season; Diane Butler (Bldg. 1000) said they have not been done at all. Lisa will follow up on this.

CONTINUED MOTION: Bill Anderson seconded it. All approved. The motion passed.

FALCON: Carrie said Bldg. 1000 was cited for the facade back when there were problems with Bldgs 2000 and 3000. There was some confusion about a Falcon report which said they did not understand why VOF was being cited by the City. Falcon did not see any immediate cause for remediation as they were focusing on 3000. When Falcon came out, they did not look deeply at 1000. However, VOF still has those violations on 1000. We offered to fix what the City has cited VOF for, but they now say we need to have the entire building evaluated as 2000 and 3000 were. We are going to hire Falcon again to do a full moisture test for \$2995 on 1000.

MOTION: Bill Anderson made the motion to accept the services to be made by Falcon to evaluate Bldg. 1000 for \$2995.00. Mary Ellen Fish seconded it. All approved. The motion passed.

COUNCIL OPEN FORUM

SOBIESKI INVOICE: Bill Anderson said there was an issue at 16 Fountainview which turned out to be a roof leak. It was initially called in as a sprinkler system leak. VOF received a bill from Sobieski for about \$3000 for about five hours of labor by two workers. Lisa Bolin reached out to Bill who had recently been at that residence and saw it was a roof leak. Bill did in five minutes what it took Sobieski five hours to do. Bill emailed them and got the ticket price reduced to two hours. Bill commended Lisa and Sarah (FSR) for contacting Bill so he could help them.

INAPPROPRIATE DOG BEHAVIOR: Bill also added that if anyone knows whose dog is relieving itself on the outside sprinkler room door in 2000, please tell them to curb their dog. There also are people who are not picking up their dogs' business around 2000. He is just asking people to be responsible and courteous.

Nancy Balogh (V) added that she saw someone do that and not until Nancy told her she needed to pick it up that she out a pulled plastic bag and did so when she got caught.

CONDO INSURANCE: Fred Cohen (Bldg. 1000) expressed concern about the increased insurance premium. Lisa said we probably won't know the cost till the third week of October. Across the nation, average condo insurance premiums are going up 17 – 25 percent, Lisa said.

POND: John Wessels (Bldg. 1000) said the pond needs mowing down to the water line. He also would like to see a list of local businesses on the website. Kathleen said that information is included in the welcome kit but can be added to the website.

OUTSIDE STAIRWELL: John said one of the stairwells in 1000 needs to be repainted. Bill said it is very expensive, but replacing the sprinkler systems is a higher priority. The stairwell is not in danger of

collapse.

MOVE IN PROBLEMS: Mary Ellen Fish said one of the problems upon return to 3000, is the number of items that residents are missing. Mary Ellen's email is listed below, and as residents find that items missing, please let her know. Mary Ellen will create a list. It is very likely that an item is in a neighbor's condo.

Another resident wants to know how long ServPro will be around to correct damages they caused. The resident gave a list to Jerry who responded that they had two more floors to go. Carrie did not think there was a time line, but the question will be asked. Mary Ellen said she moved in last week. She has had an excellent response from them as they have been there every day. Lisa sent Erick Anderson an email immediately regarding this.

MARY ELLEN FISH'S EMAIL: mef1961@verizon.net

UPCOMING ELECTION: Diane Butler (Bldg. 1000) said in response to the email from FSR that someone one who does not live or own here should not be on the board. She asked where that came from. Kathleen responded that it is in the By-Laws, and that outside individuals can offer a different perspective. That individual could be an offspring. But if you don't like the candidates, don't vote for them.

SOCIAL COMMITTEE: Linda Malm said the coffee and happy hour get togethers will continue through September. The next event is the Family Day End of Summer Pot Luck on Sept. 21st from 12 – 4. Bingo is scheduled in the courtyard for September 28th. On Saturday, Dec. 7th at 2 pm, there will be a Welcome Back Tea Party at the Newark Senior Center.

WELCOME BAGS: Kathleen thanked all those residents who were at a happy hour and helped put together the welcome bags for returning residents in 3000. People wrote notes on brown bags that were filled with bottles of water, chocolate kisses, and cookies and placed them at everyone's door.

MOTION TO ADJOURN: Kathleen made the motion to adjourn. Mary Ellen Fish seconded it. All approved. The motion passed. The meeting adjourned at 7:20 pm.

Respectfully submitted,

Paula F Kelly
Secretary